

Accessory Secondary Residential Unit (Attached) Above Garage

What type of permit do I need? A building permit acquired through the Building Department at 637-4355. Note: Your application must show compliance with section 17.22 of the Hollister Municipal Code.

What zones are accessory second units permitted? R1, RE, OT (Exceptions: R2, R3, R4 if lot is less than 8,000 square feet and meets standards for a second unit.)

Is there an age restriction? No **Can the unit be rented?** Yes

What is the maximum height allowed? In the case of a secondary unit constructed over the garage or a unit located within the primary unit, shall not exceed the height limit of the applicable zoning district.

How many units can I build on my parcel? No more than one secondary residential dwelling unit shall be permitted on any single-family parcel. The additional unit may be attached to or detached from the existing main dwelling unit.

What is the minimum size my parcel must be for an additional unit? 7,000 square feet on an interior lot and 8,000 square feet on cul-de-sac or knuckle lots.

What is the maximum / minimum living area allowed for a secondary unit? 850 square feet maximum and 150 square feet minimum.

Does my secondary unit need a separate entrance, kitchen and bathroom facilities? Yes. For an accessory secondary unit as a second story above the main residence, a separate exterior staircase must be provided to the accessory secondary unit's separate entrance.

Is there any specific design for the exterior of the unit? The additional dwelling unit shall follow the existing design of the main unit.

Does my secondary unit require parking? Yes, two (2) off-street parking spaces are required for the main unit as well as an additional two (2) parking spaces for the secondary dwelling on site.

Does my secondary unit need it's own yard area? Both the main unit and the secondary unit shall be provided with a minimum of 450 square feet of usable private open yard area.

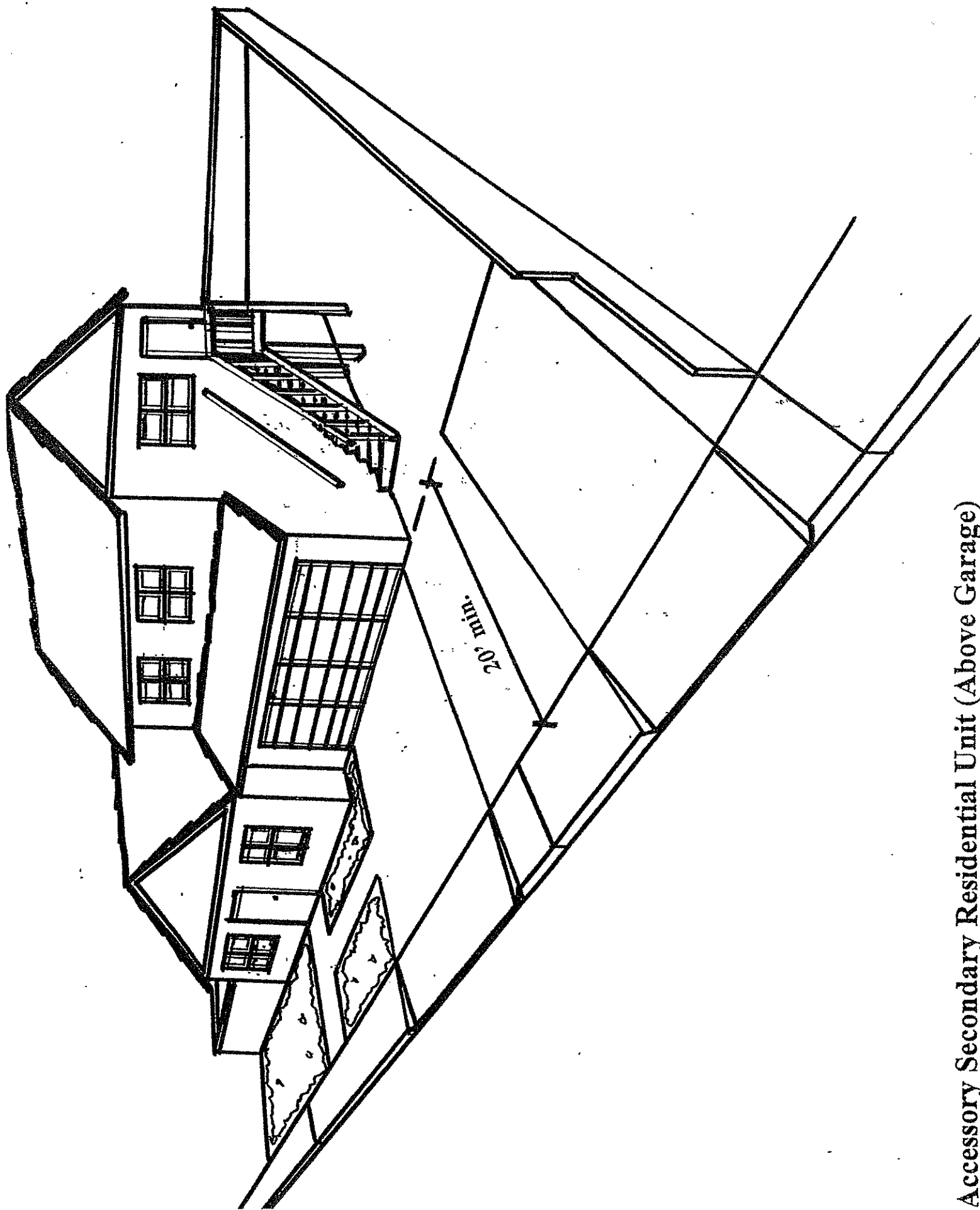
Does my secondary unit need it's own separate meter for electricity, gas, and water/sewer services?
No

What if I have a lot with an existing unit less than 850 square feet and want to build an attached main unit? A principal unit may be constructed in compliance with the standards for single-family dwellings.

What if my unit will be utilizing alley access? The minimum setback shall be 10 feet.

Who shall apply for the required Administrative Permit? The owner of the subject property as well as the resident of either one of the dwelling units.

What if I have an un-permitted existing secondary unit present on my property? An application for an Administrative Permit Review may be made in compliance with Chapter 17.24.160 to convert a non-permitted "additional" unit to a conforming legal "additional" unit. The standards and requirements for the conversion shall be the same as a newly proposed "addition."



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